

CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

Public Workshop No. 4 – July 13, 2004 - Minutes

INTRODUCTION

Chris Shaheen reviewed the process and recognized community associations that have participated.

CONSULTANTS' PRESENTATION

David Lee, of Stull and Lee, Inc., utilized Power Point to present the following:

- Public Process Schedule
- Review of Public Workshop No. 3 (Highlights)
- Final Report

Hard copies of the Power Point presentation were distributed at the workshop and will be posted on the Office of Planning web site.

The following questions were asked and comments made during the presentation:

Comment: Presentation should be more specific, should show where medium and high densities will be. Hand-outs should have been in color.

Answer: More specific information will be available later on. Color copies will be provided to anyone requesting them.

Question: In regard to the proposed public/private partnership development projects, will the District provide specific requirements for development proposals?

Answer: Yes

Question: There is only \$200,000 to \$300,000 remaining in the Shaw Community Development Fund. So how can it be used for affordable housing?

Answer: It could fund feasibility studies

Question: What types of incentives will be available for affordable housing?

Answer: Tax abatement and tax subsidies.

Question: What about inclusionary zoning? [Inclusionary zoning requires developers to include affordable housing in residential development projects.]

Answer: The Office of Planning is looking at inclusionary zoning, but it has not been adopted.

Question: In regard to the recommended business development tools, will the incentives be structured so that existing businesses at risk will be given preference for assistance?

Answer: That recommendation could be added.

Question: Is it possible that there will be a 90' tall building on the O Street Market block?

Answer: Yes, but only following community review.

Question: How will Kelsey Garden units be affordable?

Answer: Either through renewal of Section 8 or with new development that has the same or a greater number of affordable units.

Comment: District government does not have to build massive projects to maintain affordability.

Comment: HUD income standards for affordable housing are not appropriate for the Study Area.

INFORMAL COMMENT SESSION

Attendees viewed blow-ups of *Chapter IV; Development Guide for Sub-areas* that were pinned up around the room. Office of Planning staff and members of the consultant team were available to answer questions.

Attendees recorded the following comments on forms provided by the Office of Planning:

Sub-area I – Historic Row House Fabric

- Preserve and Protect
- Of course, its what makes us great
- Restoration of the Carter G. Woodson House
- Continue to marry/merge this plan with other strategic plans operating in the area to produce economies of scale when using city revenues
- What section 8 projects have/will be renewed? Will they be designed and located with sufficient green space and a socio economic mix and not a continuing cluster of low-income dwellings.
- It is comforting to have a plan and this plan looks good. It will probably change over time but it is a good start

Sub-area II – Convention Center/Hotel

- Please keep “O” Street Market 6 stories or less. 4 stories would be better. If Kelsey Gardens is redeveloped limit to 4 stories. I know 60’ is matter of right but that is too much density
- The suggestion of locating the hotel at the old convention center site is terrible. This site has tremendous potential as a destination in the city. I highly support the hotel site on Mass. Ave. The current razor-wire surrounded parking lot does not bring in people as a hotel would. They should expend the convention center to fill in. Under blocks on which it already exists. A boxy hotel site on the 11 acre old convention center site will not facilitate public use and will just be another nameless hotel /meeting center.

Sub-area III – Retail Corridor

- More retail! 3 stories or less
- I highly support the redevelopment of these areas, especially the O Street Market. A mixed-use development would bring new retail, people and spur additional development in the area. Don’t lose this one!
- The city’s demonstrated effort in support of existing small businesses is dismal. What small businesses in this district have received the low interest loans? Where/ who have we offered assistance to?
- Security for seniors for the first of the month. Bicycle patrols.
- O Street Market Development: I would like to see a great sensitivity to maintaining the light and space of the site. I would like the buildings to be no more than 6 stories high. 9th Street façade can be 6 stories, as well as O street side but center space needs to be open and inviting. Behind O street market should be a park with opportunity to have open outdoor market on weekends
- 6 story buildings in 1500 block of 7th street would ruin living on 8th street. Retail is fine but not over 3 stories. Keep the gas station and add a hardware store.

Sub-area IV – Uptown Destination District Retail

- Restore Howard and Dunbar Theater

Sub-area V – 11th Street Corridor

- Low Density retail
- Currently 11th street is a bit of a scar running between the 10th and 12th. Decreasing road width is appreciated – this should increase residential character and attractiveness of area. You'll need giant tree boxes-this is not a tree friendly area. Is the PEPCO building needed- redundant? There's one on Mass Ave.
- I support density –as long as there is sufficient below grade parking
- Proposed development guide seems to have taken into consideration the needs of the community. Has a reasonable mix of residential (including affordable housing) and commercial plan. Narrowing of the street will ensure a residential feel.

Sub-area VI – Shaw and Seaton Schools

- Residential mixed with schools sound weird. But good luck. The more money spent to improve the schools the better.
- Excellent idea to utilize extra space to partner w/ private developers and build new schools. Decreased enrollment trends facilitate this action. These large under-utilized areas should be capitalized and not left in neglect; this type of development will benefit current and future residents.
- Extend school programs to accommodate working parents in the neighborhood

Sub-area VII – Transit Oriented Housing

- Bus link in the area to improve transportation
- I support density as long as there is sufficient below grade parking

Sub-area VIII – Bundy /Northwest Cooperatives

- I support density as long as there is sufficient below grade parking

Sub-area IX – Intersection of Rhode Island and New Jersey Avenues

- I get gas here all the time. But it could look nicer.
- Great Idea.
- Encourage more trees/green space.
- Commercial businesses where people come to spend time, rather than stop quickly and go. Destination places
- Controlled traffic down NJ Ave towards Union Station.
- Speed bumps

Virginia Ferriday/Pallavi Kalia, July 16, 2004